

*Iowa Vertical Infrastructure Program
Strategic Planning Support Document No. 6*

6—Major Maintenance Definitions

Overview of Major Maintenance Definitions

Major Maintenance refers to renovation and repair of building components and systems, as defined in this section.

List of Topics for This Document

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FY2007 through FY2009 Appropriation Language

The FY2007 through FY2009 appropriation language for Major Maintenance funding from the Vertical Infrastructure Fund reads as follows:

Sec. 30. DEPARTMENT OF ADMINISTRATIVE SERVICES.

1. There is appropriated from the vertical infrastructure fund to the department of administrative services for the designated fiscal years, the following amounts, or so much thereof as if necessary, to be used for the purposes designated:

For major renovation and major repair needs, including health, life, and fire safety needs, and for compliance with the federal Americans With Disabilities Act, for state buildings and facilities under the purview of the department:

FY 2006=2007.....	\$ 10,000,000
FY 2007=2008.....	\$ 40,000,000
FY 2008=2009.....	\$ 40,000,000

Notwithstanding section 8.33, moneys appropriated in this section

shall not revert at the close of the fiscal year for which they were appropriated but shall remain available for the purposes designated until the close of the fiscal year that begins July 1, 2010, or until the project for which the appropriation was made is completed, whichever is earlier.

Restrictions Placed on the Funds

Section 8.57, subsection 5, paragraph “c” of the Code of Iowa reads as follows:

Section 8.57, subsection 5, paragraph “c” of the Code of Iowa reads as follows:

“c. Moneys in the fund in a fiscal year shall be used as directed by the general assembly for public vertical infrastructure projects. For the purposes of this subsection, "vertical infrastructure" includes only land acquisition and construction, major renovation and major repair of buildings, all appurtenant structures, utilities, site development, and recreational trails. "Vertical infrastructure" does not include routine, recurring maintenance or operational expenses or leasing of a building, appurtenant structure, or utility without a lease-purchase agreement. However, appropriations may be made for the fiscal years beginning July 1, 1997, and July 1, 1998, for the purpose of funding the completion of Part III of the Iowa communications network.” Note: The “fund” referenced in this paragraph is the Rebuild Iowa Infrastructure Fund.

Major Maintenance Definition

The Iowa Vertical Infrastructure Advisory Committee has developed the following definition for Major Maintenance:

Expenditures made beyond the regular, normal upkeep of physical properties (i.e. Land, Buildings, and Equipment) for the repair or replacement of failed or failing building components as necessary to return a facility to its currently intended use, to prevent further damage, or to make it compliant with changes in laws, regulations, codes or standards. Tangible personal property as defined in the section “Routine Maintenance Definitions” shall not be eligible for major maintenance funds.

**Vertical Infrastructure Committee
Priorities**

The Vertical Infrastructure Committee has established broad priorities for accomplishing vertical infrastructure work across the state. These priorities will serve as the basis for evaluating and ranking project requests, including Major Maintenance Project requests. In order, the priorities are as follows:

- 1) Threats to health, life and fire safety shall be funded first, provided they are necessary to preserve the lives, health and safety of citizens, residents, state workers and visitors to state facilities.
 - 2) Projects already funded **and** underway shall be funded next if interruption of the work would result in an incomplete project or is otherwise fiscally imprudent. In the future, multi-year project requests should be evaluated carefully in terms of their impact on other possibly more critical funding requests.
 - 3) Non-emergency repairs shall be funded next. These are generally deferred maintenance projects, including those projects generally referred to as major maintenance projects, which do not pose an immediate life safety threat to the users but which are resulting in exponential damage to the structure.
 - 4) Renovation work shall be funded next provided the renovation work is not for purely aesthetic or functional reasons. Repairs to alleviate life safety
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issues or exponential damage shall be an integral part of the renovation work.

- 5) New construction shall be considered next if replacement of an existing facility is more cost effective than repairs to alleviate life, health and safety issues or exponential damage.
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Examples of Major Maintenance

Examples of Major Maintenance projects include:

- Repair or replacement of components such as
 - Roofs
 - Boilers
 - Windows
 - Generators or
 - Utility distribution systems
 - Additions or changes to safety systems such as
 - Fire alarms
 - Fire sprinklers
 - Fire exits or
 - Security systems
 - Necessary changes to facilities to meet regulatory requirements of the
 - Americans with Disabilities Act (ADA)
 - Occupational Safety and Health Administration (OSHA)
 - Environmental Protection Agency (EPA)
 - Iowa State Building Code or
 - Other applicable codes.
 - Recommended changes to facilities to meet the standards developed by organizations such as the
 - American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)
 - Joint Commission on Accreditation of Healthcare Organizations (JCAHO).
 - Design and project management services necessary for any of the above projects
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Projects Not Considered Major Maintenance

Projects that **will not** be considered for Major Maintenance funding include:

- Capital projects (see Capital Projects in this section)
- Emergency projects eligible for other funding sources
- Routine Maintenance
- New Construction
- Adaptive Reuse
- Projects in which the State share exceeds 20% of the total appropriation for the fiscal year. Revise as appropriate.

Capital Projects

Capital projects are generally those projects

- With a cumulative cost equaling or exceeding \$250,000 **and**
- Requiring specific review and recommendations from the Governor, as defined in 8.3A of the *Code of Iowa*.

Note: Major Maintenance projects **may** exceed \$250,000.

Capital Project Examples

Examples of Capital Projects include:

- New construction
- Adaptive reuse of existing building
- Major repair or replacement of multiple building components.

Emergency Repair Definition

The Department of Administrative Services, General Services Enterprise, will use the following definition of emergency repair for purposes of project prioritization, funding and staffing:

An unexpected situation or sudden occurrence of a serious and urgent nature that demands immediate action either to prevent closure of a facility or a program activity within the facility; or to prevent further damage to a facility structure, building component or site system; or to prevent injury.

Examples of Emergency Repairs

Examples of emergency repairs include:

- Damage resulting from a storm, flood or fire, and in particular, damage requiring immediate attention to prevent further damage (loss of a roof) or to restore the use of a facility (loss of power, water or heat).
 - Repeated failure over a short period of time of a building component or site system requiring stop-gap measures to allow for continued use.
 - Determination by Agency or Institution staff or an independent authority of imminent failure of a building component or site system.
 - Determination by Agency or Institution staff or an outside authority of conditions creating a threat to life and safety of people utilizing a facility or portion of a facility.
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